



Order Filed on June 26, 2019
by Clerk, U.S. Bankruptcy
Court - District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1(b)

816053
PHELAN HALLINAN DIAMOND & JONES, PC
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
856-813-5500
Attorneys for Secured Creditor: WELLS FARGO
BANK, N.A.

In Re:

MERIDA MESA

Case No: 18-29225 - SLM

Hearing Date: 05/08/2019

Judge: STACEY L. MEISEL

**ORDER RESOLVING WELLS FARGO BANK N.A.'s MOTION FOR IN
REM RELIEF**

The order set forth on the following pages, numbered two (2) through three (3) is hereby
ORDERED.

DATED: June 26, 2019


Honorable Stacey L. Meisel
United States Bankruptcy Judge

NJID 816053

PHELAN HALLINAN DIAMOND & JONES, PC
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
856-813-5500

Attorneys for WELLS FARGO BANK, N.A.

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY

IN RE:

MERIDA MESA

CASE NO. 18-29225 - SLM

CHAPTER 13

Debtor

ORDER RESOLVING WELLS FARGO
BANK, N.A.'s MOTION FOR IN REM
RELIEF

HEARING DATE: 05/08/2019

This Order pertains to the property located at 335 RIVER ROAD, BOGOTA, NJ 07603, mortgage account ending with "7059";

THIS MATTER having been brought before the Court by WELLS FARGO BANK, N.A., by and through its attorneys, Phelan Hallinan Diamond & Jones, PC, upon the filing of a Motion for In Rem Relief; and David E. Sklar, Esquire, attorney for the Debtor MERIDA MESA, having filed an Objection to said Motion; and the parties having subsequently resolved their differences; substance and entry of the within Order; and for other and good cause shown:

IT IS on the 26th day of June, 2019, ORDERED as follows:

1. Debtor to complete sale of the subject property (335 RIVER ROAD, BOGOTA, NJ 0760) by August 6, 2019. Unless Debtor obtains short sale approval from Wells Fargo Bank, N.A., said sale must pay Wells Fargo Bank, N.A.'s lien in full pursuant to a valid payoff statement.
2. In the event Debtor proceeds with the proposed short sale, Debtor must have valid approval that has not expired prior to the closing of the short sale. Debtor is required to obtain new short sale approval from Wells Fargo Bank, N.A. in the event the short sale approval expires prior to the closing of the sale.
3. If property is not sold by August 6, 2019 pursuant to Wells Fargo Bank, N.A.'s valid short sale approval or the loan is not paid in full pursuant to a payoff statement, Wells Fargo Bank, N.A. is permitted to re-list the Motion for In Rem Relief.

4. In the event Debtor's underlying bankruptcy case is dismissed prior to August 6, 2019, Wells Fargo Bank N.A. is entitled to In Rem Relief with no further application to the Court.
5. This Order shall be incorporated into and become part of any Order Confirming Plan in the herein matter.

Certificate of Notice Page 4 of 4
United States Bankruptcy Court
District of New Jersey

In re:
Merida Mesa
Debtor

Case No. 18-29225-SLM
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jun 26, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 28, 2019.

db +Merida Mesa, 335 River Road, Bogota, NJ 07603-1017

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 28, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 26, 2019 at the address(es) listed below:

Charles G. Wohlrab on behalf of Creditor WELLS FARGO BANK, N.A. cwohlab@logs.com, njbankruptcynotifications@logs.com
David E. Sklar on behalf of Debtor Merida Mesa dsklar@scuramealey.com, ecfbkfilings@scuramealey.com;mmack@scura.com;lrichard@scura.com;jesposito@scuramealey.com
David L. Stevens on behalf of Debtor Merida Mesa dstevens@scuramealey.com, ecfbkfilings@scuramealey.com;dsklar@scuramealey.com;mmack@scura.com;lrichard@scura.com;jesposito@scuramealey.com
Denise E. Carlon on behalf of Creditor LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, Et Al... dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Marie-Ann Greenberg magecf@magtrustee.com
Nicholas V. Rogers on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
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Sherri Jennifer Smith on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10